047.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,047,700	/	1,047,700
USE VALUE:	1,047,700	/	1,047,700
ASSESSED:	1,047,700	/	1,047,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137	-139	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OTOOLE MARGARET &
Owner 2:	HOEKER WILLIAM RICHARD &
Owner 3:	OTOOLE REGINA M
Street 1:	139 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OTOOLE REGINA MARY -
Owner 2:	-
Street 1:	139 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Wood Shingle Exterior and 2732 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5985.000	611,600	4,400	431,700	1,047,700
Total Card	0.137	611,600	4,400	431,700	1,047,700
Total Parcel	0.137	611,600	4,400	431,700	1,047,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.56 | /Parcel: 383.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33485
GIS Ref	
GIS Ref	
Insp Date	12/04/18

!4001!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	611,600	4400	5,985.	431,700	1,047,700		Year end	12/23/2021
2021	104	FV	585,600	4400	5,985.	431,700	1,021,700		Year End Roll	12/10/2020
2020	104	FV	585,700	4400	5,985.	431,700	1,021,800	1,021,800	Year End Roll	12/18/2019
2019	104	FV	443,300	4400	5,985.	458,700	906,400	906,400	Year End Roll	1/3/2019
2018	104	FV	443,300	4400	5,985.	334,500	782,200	782,200	Year End Roll	12/20/2017
2017	104	FV	418,200	4400	5,985.	291,400	714,000	714,000	Year End Roll	1/3/2017
2016	104	FV	418,200	4400	5,985.	248,200	670,800	670,800	Year End	1/4/2016
2015	104	FV	339,900	4400	5,985.	242,800	587,100	587,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:54:16

LAST REV

Date	Time
09/03/19	10:29:04
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4001

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OTOOLE REGINA M	63453-129		4/4/2014	Convenience	1	No	No		
OTOOLE MARGARET	63453-126		4/4/2014	Convenience	1	No	No		
CARLETON RALPH	63277-407		2/14/2014	Change>Sale	625,000	No	No		
CARLETON RALPH	63277-404		2/14/2014	Convenience	1	No	No		
	9317-342		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	33485
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2019	489	Siding	50,000	C				
1/11/2017	39	Porch	25,700	C				
9/23/2014	1240	Heat App	20,000		9/23/2014			2 sheet metal syse
7/15/2014	813	Redo Bat	40,000					
7/15/2014	812	Redo Bat	30,000					
4/4/2014	297	Renovate	1,500					
10/7/1994	525	Manual	2,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
6/12/2014	External Ins	PC	PHIL C
5/5/2009	Measured	189	PATRIOT
3/29/2000	Inspected	263	PATRIOT
3/9/2000	Measured	263	PATRIOT
8/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5985		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					431,674						431,700	

Total AC/HA:	0.13740	Total SF/SM:	5985	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	431,674	Spl Credit		Total:	431,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07822180
Const Adj.:	0.98990101
Adj $ / SQ:	192.120
Other Features:	171458
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	751299
Depreciation:	139742
Depreciated Total:	611557

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	4	Baths:	2	HB	

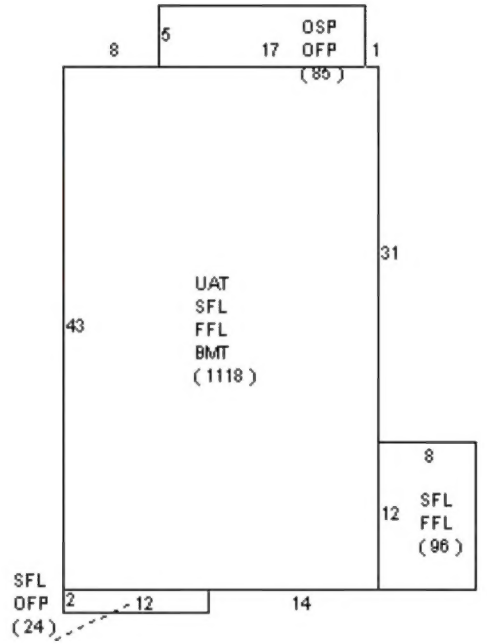
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	
1	6	2	
Totals			
2	14	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,238	192.120	237,844
FFL	First Floor	1,214	192.120	233,234
BMT	Basement	1,118	57.640	64,437
UAT	Upper Attic	280	134.480	37,588
OFP	Open Porch	109	31.320	3,414
OSP	Screen Porch	85	39.100	3,324

Net Sketched Area:	4,044	Total:	579,841
Size Ad	2452	Gross Area	4882	FinArea	2732
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	192.12
Special Features:	0	Val/Su Net:	151.24
Final Total:	611600	Val/Su SzAd	249.43

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1935	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400